


**CITY OF WEST DES MOINES
PLAN AND ZONING COMMISSION COMMUNICATION**

Meeting Date: April 24, 2017

Item: Quail Park Woods, 4101 Grand Avenue – Preliminary Plat for 9 Residential Estates Lots and One Street Lot – Neighborhood Builders – PP-003348-2017

Requested Action: Approval of Preliminary Plat

Case Advisor: Kara Tragesser, AICP 

Applicant's Request: The applicant, Neighborhood Builders, represented by Josh Trygstad of Civil Design Advantage, is requesting approval of a Preliminary Plat for approximately 10 acres located at 4101 Grand Avenue. The applicant proposes to subdivide the property into nine residential estate lots and one street lot (see Attachment B – Location Map and Attachment C – Preliminary Plat).

History: The property has had a single family residence on it since 1959. The plan is to demolish the house and plat nine lots for residential estate single family development. In February 2017, the City approved a Planned Unit Development to enable a reduction in the side yard setback from 20 feet to 15 feet, enable a plan for tree cover preservation, and put in place architectural standards for the new homes.

City Council Subcommittee: This item was presented to the Development and Planning City Council Subcommittee on November 28, 2016 the Subcommittee was supportive of the development.

Staff Review and Comment: This request was distributed to other City departments and other agencies for their review and comment. There are no outstanding issues. Staff notes the following:

Public Utility Easements (PUE) in the front yard: The City's policy is that public utility easements (PUEs) for utilities such as electric and gas be placed in the rear or side yards of lots. Partially, this is to keep the transformers and connection boxes from public view and partially to maintain separation of public utilities such as sewer and water from these other utilities. For this plat the PUEs are located in the front yard. The applicant's engineer indicates that there are steep grades and many trees that would be affected by placing the PUEs in the rear yards. Therefore, the applicant requests that the PUEs shown in the front yards be approved as part of the preliminary plat. Staff is supportive of this request to be able to preserve the existing tree cover in the rear yards.

Comprehensive Plan Consistency: The project has been reviewed for consistency with the Comprehensive Plan. Based upon that review, a finding has been made that the proposed project is consistent with the Comprehensive Plan in that the project is consistent with all of the goals and policies of the Comprehensive Plan and the land use map of the Comprehensive Plan.

Findings: This proposed project was distributed to various city departments for review and comment. Based upon that review, the following findings have been made on the proposed project:

1. The proposed development and use is consistent with the West Des Moines Comprehensive Plan in that the project has been reviewed for consistency with the Comprehensive Plan. Based upon that review, a finding has been made that the proposed project is consistent with the Comprehensive Plan in that the project is consistent with all of the goals and policies of the Comprehensive Plan.
2. The proposed development and use does assure compatibility of property uses within the zone and general area in that this project was reviewed by various City Departments for compliance with the Zoning Ordinance.
3. All applicable standards and conditions have been imposed which protects the public health, safety and welfare in that this project was reviewed by various City Departments and public agencies for compliance with the various state and local regulations. Based upon that review a finding is made that the project has been adequately conditioned to protect the health, welfare and safety of the community.

4. There is adequate on-site and off-site public infrastructure to support the proposed development in that this project was reviewed by various public agencies and City Departments and public utilities to ensure that either the petitioner will construct or the project has been conditioned to construct adequate public infrastructure to serve the development.
5. The proposed development and use has met the requirements contained in the City Code in that this project was reviewed by various City Departments and the project has complied with or has been conditioned to comply with all City Code requirements.
6. The proposed development and use is in keeping with the scale and nature of the surrounding neighborhood in that the proposed project is consistent with the zoning designation and Comprehensive Plan which designates this site as suitable for development such as that proposed by this project.

Staff Recommendation And Conditions Of Approval: Based upon the preceding review and a finding of consistency with the goals and policies of the Comprehensive Plan, staff recommends the Plan and Zoning Commission adopt a resolution recommending the City Council approve the Preliminary Plat to create nine lots for residential estate development and one street lot subject to the applicant meeting all City Code requirements and the following:

1. The applicant providing final drawings of the preliminary plat which addresses staff comments, prior to the construction of any improvements on the site and prior to the final plat proceeding to the City Council for approval, except for grading approval to commence grading on the site.
2. Applicant acknowledging that the associated Final plat must be approved and released for recordation by the City and recorded with the County prior to the issuance of any building permits, including footing and foundation permits for any lot within the plat;
3. That the City Council allows the public utility easement to be located in the front of the nine lots as shown on the preliminary plat.

Applicant: Neighborhood Builders
6205 Mills Civic Parkway, Suite 200
West Des Moines IA 50265

Owners: Same as above

Applicant's Representatives: Josh Trygstad
Civil Design Advantage
3405 Crossroads Drive, Suite G
Grimes IA 50111

ATTACHMENTS:

- | | | |
|--------------|---|---------------------------------------|
| Attachment A | - | Plan and Zoning Commission Resolution |
| Attachment B | - | Location Map |
| Attachment C | - | Preliminary Plat |

RESOLUTION NO. PZC

A RESOLUTION OF THE PLAN AND ZONING COMMISSION OF THE CITY OF WEST DES MOINES, RECOMMENDING TO THE CITY COUNCIL THAT IT APPROVE A PRELIMINARY PLAT TO SUBDIVIDE PROPERTY INTO NINE LOTS FOR RESIDENTIAL ESTATE DEVELOPMENT AND ONE STREET LOT

WHEREAS, pursuant to the provisions of Title 10, Chapter 1 et seq, of the West Des Moines Municipal Code, the applicant, Neighborhood Builders, has requested approval for a Preliminary Plat (PP-003348-2017) to create nine residential estate lots and one street lot on 10 acres located at 4101 Grand Avenue;

WHEREAS, studies and investigations were made, and staff reports and recommendations were submitted which is made a part of this record and herein incorporated by reference;

WHEREAS, on April 24, 2017, this Commission held a duly-noticed public meeting to consider the application for a Preliminary Plat;

NOW, THEREFORE, THE PLAN AND ZONING COMMISSION OF THE CITY OF WEST DES MOINES DOES RESOLVE AS FOLLOWS:

SECTION 1. The findings, for approval, in the staff report or as amended orally at the Plan and Zoning Commission meeting are adopted.

SECTION 2. The Preliminary Plat to subdivide the property into nine residential estate lots and one street lot, is recommended to the City Council for approval, subject to compliance with all the conditions in the staff report including conditions added at the Hearing, and attached hereto as Exhibit "A." Violation of any such conditions shall be grounds for revocation of the permit, as well as any other remedy which is available to the City.

PASSED AND ADOPTED on April 24, 2017.

Craig Erickson, Chairperson
Plan and Zoning Commission

ATTEST:

Recording Secretary

I HEREBY CERTIFY that the foregoing resolution was duly adopted by the Plan and Zoning Commission of the City of West Des Moines, Iowa, at a regular meeting held on April 24, 2017, by the following vote:

AYES:

NAYS:

ABSTENTIONS:

ABSENT:

ATTEST:

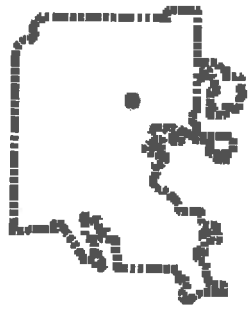
Recording Secretary

Exhibit A
CONDITIONS OF APPROVAL

1. The applicant providing final drawings of the preliminary plat which addresses staff comments, prior to the construction of any improvements on the site and prior to the final plat proceeding to the City Council for approval, except for grading approval to commence grading on the site.
2. Applicant acknowledging that the associated Final plat must be approved and released for recordation by the City and recorded with the County prior to the issuance of any building permits, including footing and foundation permits for any lot within the plat;
3. That the City Council allows the public utility easement to be located in the front of the nine lots as shown on the preliminary plat



4101 Grand Avenue



Legend

- Parcels
- Parks
- Greenways



1 : 2,000

333.3 Feet

166.67

0

333.3

Disclaimer: The City of West Des Moines makes no warranties regarding the accuracy or completeness of the data provided herein.

THIS MAP IS NOT TO BE USED FOR NAVIGATION

NAD_1983_StatePlane_Iowa_South_FIPS_1402_Feet
© City of West Des Moines, Iowa

PRELIMINARY PLAT FOR: QUAIL PARK WOODS

WEST DES MOINES, IOWA

NOTES

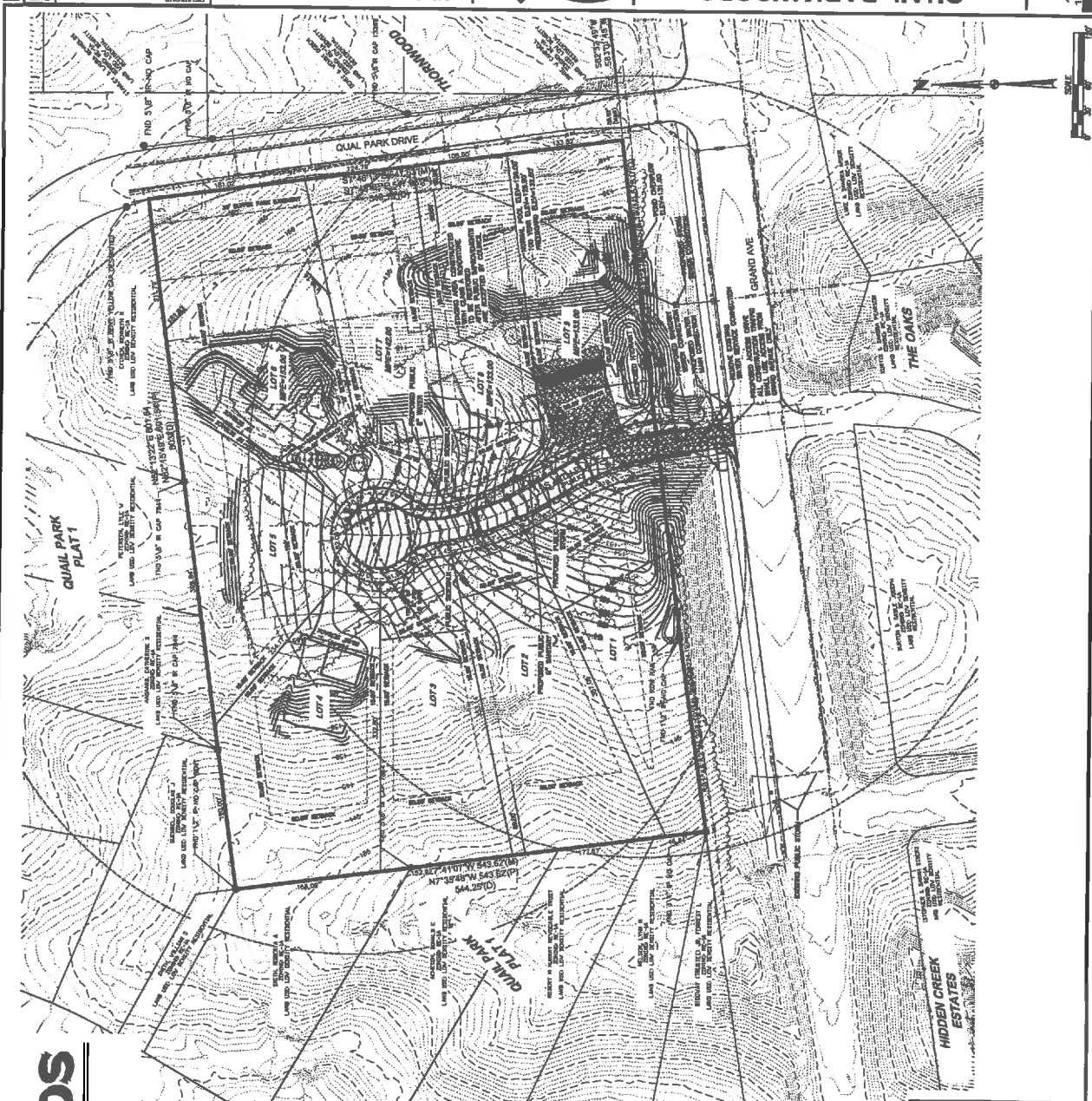
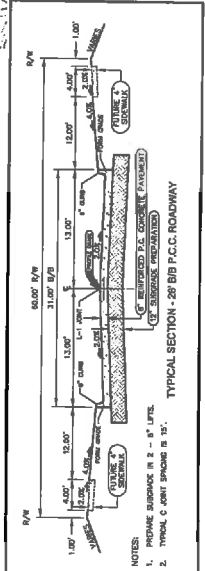
- NO STRUCTURES, INCLUDING SHEDS, PLAY STRUCTURES, PONDS, GARAGES, ETC. MAY BE LOCATED WITHIN A BUFFER PARK.
- NO INDIVIDUAL RESIDENTIAL DRIVEWAY ACCESS TO GRIND STREET IS ALLOWED.
- ALL CONSTRUCTION WITHIN PUBLIC FLOW VELOCITIES AND/OR ANY CONNECTION TO PUBLIC SEWERS AND STREETS, SHALL COMPLY WITH THE CITY OF WEST DES MOINES, IOWA, STANDARD SPECIFICATIONS FOR SUBSTATIONS, OPEN UTILITY DESIGN STANDARDS AND MAN APPROVALS.
- ALL UTILITIES ARE PUBLIC UNLESS OTHERWISE NOTED.
- ALL CONNECTIONS TO THE PUBLIC SEWERS SHALL BE CORE DILLED.
- THE SEWERAGE TREATMENT FACILITY AND PRIVATE STORM SEWERS WILL BE MAINTAINED BY THE HOUSING DEPARTMENT'S PUBLIC WORKS DIVISION.
- AT LEAST ONE NEW POND TO ANY CONSTRUCTION WITHIN PUBLIC FLOW VELOCITIES AND/OR ANY CONNECTION TO PUBLIC SEWERS AND STREETS, THE CONTRACTOR SHALL CONTACT THE IOWA DEPARTMENT OF NATURAL RESOURCES TO OBTAIN NECESSARY PERMITS AND APPROVALS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN ALL NECESSARY PERMITS AND APPROVALS.
- ALL WATER WORK, PUBLIC OR PRIVATE, SHALL BE DONE IN ACCORDANCE WITH WEST DES MOINES WATER WORKS STANDARD SPECIFICATIONS.
- CONTRACTOR SHALL NOTIFY WEST DES MOINES WATER WORKS AT LEAST ONE WEEK PRIOR TO BUILDING CONSTRUCTION.
- THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL UTILITIES AND CONNECTIONS INVOLVED IN THE PROJECT.
- PRIOR TO CONSTRUCTION ANY PUBLIC IMPROVEMENTS ASSOCIATED WITH THIS SUBDIVISION CONSTRUCTION PLAN FOR ROAD AND UTILITIES NEED TO BE SUBMITTED TO AND APPROVED BY THE CITY ENGINEER.
- CONTACT BUILDING INSPECTOR (319) 281-2000 FOR A MINIMUM OF 24 HOURS IN ADVANCE FOR FINAL UTILITY INSTALLATION AND CHECKS.
- CONTACT PERSON RESPONSIBLE FOR DESIGN AND FOR INSULATION IS: TERRY CHAPMAN, (319) 387-7407.
- CONTACT PERSON FOR PERIODIC CHECKING, REINSTALLATION AND REPAIRS OF PROTON CONTROL DEVICES AND ANY OTHER PROTON CONTROL DEVICES IS: PETERSON DESIGN CONTROL, (319) 387-8000.
- ALL CONSTRUCTION TRAFFIC SHALL USE ACCESS FROM GRAND AVENUE ONLY.

COMPREHENSIVE PLAN LAND USE

LOW DENSITY RESIDENTIAL

ZONING

UNDERLYING ZONING-RESIDENTIAL ESTATE (RE-1A)
ENHANCED
UNDERLYING ZONING-RESIDENTIAL ESTATE (RE-1A)



NO.	DATE	REVISIONS
1		PRELIMINARY PLAT
2		REVISED PLAT
3		REVISED PLAT
4		REVISED PLAT
5		REVISED PLAT
6		REVISED PLAT
7		REVISED PLAT
8		REVISED PLAT
9		REVISED PLAT
10		REVISED PLAT

PRELIMINARY PLAT FOR: QUAIL PARK WOODS

WEST DES MOINES, IOWA

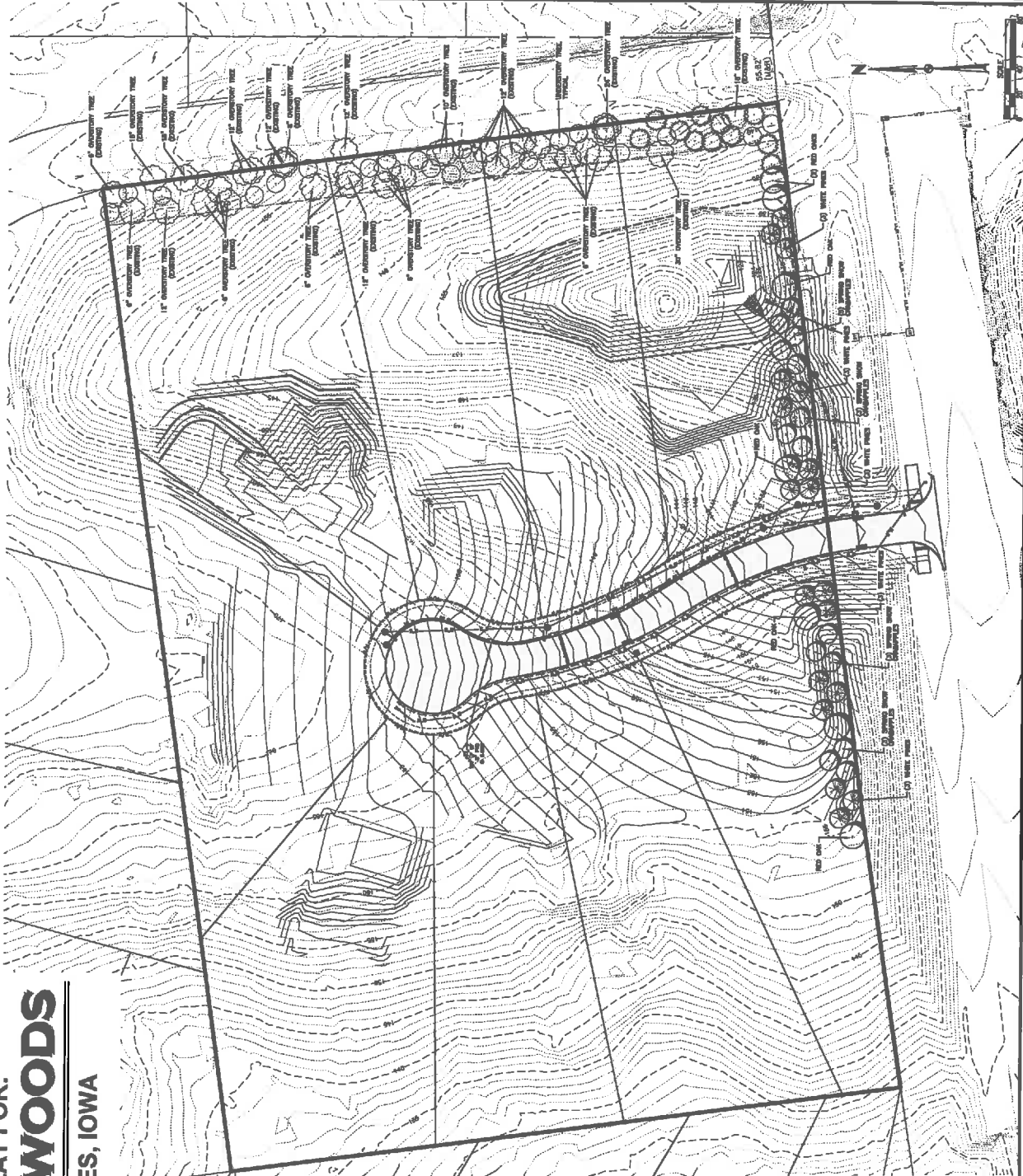
REVISIONS	DATE
FOURTH SUBMITTAL	
THIRD SUBMITTAL	
SECOND SUBMITTAL	
FIRST SUBMITTAL	

3405 S.E. CROSSROADS DRIVE, SUITE G
GRIMES, IOWA 50111
PHONE: (515) 398-4400 FAX: (515) 398-4410
ENGINEER: JMT
TECH:



QUAIL PARK WOODS PRELIMINARY PLAT

1510.556
3/3



30' BUFFER REQUIREMENTS
 ONE SHARP BENT TREE OR ONE UNBENT MAINTENANCE TREE, TWO UNBENT MAINTENANCE TREES, OR ONE UNBENT MAINTENANCE TREE AND ONE UNBENT MAINTENANCE TREE SHALL BE PROVIDED IN BUFFER. EXISTING NATIVE TREES CAN BE UTILIZED FOR RECYCLED PLANTINGS.
 540 1/2" OF BUFFER
 OBSTRUCTIVE / ENDANGERED TREES REQUIRED: 16
 SHARP BENT TREES REQUIRED: 16
 UNBENT MAINTENANCE TREES REQUIRED: 16
 OBSTRUCTIVE / ENDANGERED TREES PROVIDED: 48
 SHARP BENT TREES PROVIDED: 48
 UNBENT MAINTENANCE TREES PROVIDED: 48
 ANY REMOVAL OF EXISTING VEGETATION IN THE BUFFER ARE SHALL BE REPLACED ACCORDING TO BUFFER REQUIREMENTS.
 PLANT SCHEDULES
 1. TWO (2) MAINTENANCE UNBENT MAINTENANCE TREES EQUAL ONE REMOVABLE OBSTRUCTIVE TREE
 2. TWO (2) SHARP BENT ONE UNBENT MAINTENANCE TREE

PLANT SCHEDULE

RECYCLED OBSTRUCTIVE TREES	12" DBH	16
RECYCLED UNBENT MAINTENANCE TREES	12" DBH	16
RECYCLED SHARP BENT TREES	12" DBH	16
RECYCLED UNBENT MAINTENANCE TREES	12" DBH	48
RECYCLED SHARP BENT TREES	12" DBH	48
RECYCLED UNBENT MAINTENANCE TREES	12" DBH	48